

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
May 3, 2011**

The regular session of the Auburn City Planning Commission was called to order on May 3, 2011 at 6:10 p.m. by Chair Snyder in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Spokely, Young

COMMISSIONERS ABSENT: Vitas, Worthington

STAFF PRESENT: Reg Murray, Senior Planner

I. CALL TO ORDER

II. APPROVAL OF MINUTES

September 7, 2010

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING ITEMS

- A. TENTATIVE PARCEL MAP – 225 ELM AVENUE (ELM AVENUE OFFICE CONDOMINIUM CONVERSION) – FILE LS 11-01.** The applicant requests approval of a tentative parcel map to establish an office condominium for the existing 2-story office building located at 225 Elm Avenue.

Planner Murray gave the staff report, reviewing the history for the building. The proposal would establish a commercial condominium for the property. Specific condo spaces would not be determined at this time, but would be determined later by the applicant at the time that the condo map is recorded on the property.

Chair Snyder asked for confirmation as to which property this request was associated with.

Jack Remington, applicant, addressed the Commission and clarified the property involved with the request.

Commissioner Young asked if the tenant, Coldwell Banker, was moving out of the building.

Mr. Remington stated that Coldwell Banker was not moving out and that the property owner just wanted the ability to sell condo units.

Chair Snyder asked for clarification regarding the number of buildings and site addressing.

Planner Murray noted that the building has two wings, each with its own address, and that both wings are covered by one roof.

Chair Snyder asked about the standalone parking lot located to the west of the site.

Planner Murray commented that the parking area in question is not part of this project site and was approved and constructed a couple years ago.

Mr. Remington stated that he agreed with the staff report and conditions of approval.

Commissioner Young asked the applicant what his next step would be if the request were to be approved.

Mr. Remington commented that the site would probably be divided into four condo units, two on the top floor and two on the lower floor.

Chair Snyder asked when the owner would address the various property rights issues (e.g. trash; parking; common fees).

Mr. Remington stated that these issues would be addressed once the owner finalizes the design of the specific condo units.

Commissioner Spokely asked if CC&Rs will be created for the property.

Mr. Remington responded that CC&Rs will be established.

Commissioner Spokely asked if the CC&Rs will be adequate in the future, specifically citing a concern as to whether someone could buy out the common area parcel separately from the office parcels and thereby create some ownership concerns.

Mr. Remington commented that the law insures that the CC&Rs are recorded against all of the condo lots at the same time as the map itself, so the rights and responsibilities are known and placed against all of the lots.

Chair Snyder gave an example of how the CC&Rs would apply to the property.

Commissioner Young asked for confirmation that the common area will be jointly owned by everyone through the association.

Mr. Remington confirmed that that was the case.

Chair Snyder opened the item to public comment.

There were no public comments.

Commissioner Spokely and Chair Snyder jointly discussed their understanding as to why the applicant's request does not identify the specific condo units at this time.

Planner Murray gave an example of the Wall Street Gardens residential condominium project approved several years earlier wherein the specific condo units were not identified with the initial condo map.

Commissioner Spokely asked if that project was similar to the current proposal.

Planner Murray stated that it was.

Chair Snyder asked if the Auburn Towers office project across from the County fairgrounds was originally a condo project.

Planner Murray indicated it was not originally a condo project, but that a condo map was approved later.

Commissioner Young **MOVED** to Approve Resolution 11-05, as presented, for the condominium conversion of the existing office building located at 222 Elm Avenue.

Commissioner Spokely **SECONDED** the motion.

AYES:	Snyder, Spokely, Young
NOES:	None
ABSTAIN:	None
ABSENT:	Vitas, Worthington

The motion was **APPROVED**.

V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings None

B. Future Planning Commission Meetings

Planner Murray noted that the next meeting will be May 17, 2011, and that information about the Streetscape project and sign ordinance update will be provided at that hear.

C. Reports
None

VI. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

VII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

VIII. ADJOURNMENT

The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Reg Murray